

CITY OF BAINBRIDGE ISLAND
 COMPREHENSIVE PLAN AMENDMENT APPLICATION
 FORM MUST BE COMPLETED IN INK, PREFERABLY BLUE.
 PENCIL WILL NOT BE ACCEPTED.



<p>DATE STAMP FOR CITY USE ONLY</p> <p>BAINBRIDGE ISLAND</p> <p>JUN 22 2015</p> <p>DEPT OF PLANNING & CITY DEVELOPMENT</p>	<p style="text-align: center;"><u>TO BE FILLED OUT BY APPLICANT</u></p> <p>PROJECT NAME: ISLAND CENTER RE-ZONE</p> <hr/> <p>TAX ASSESSOR'S NUMBER: 212502-2-014-2000</p> <hr/> <p>PROJECT STREET ADDRESS OR ACCESS STREET: NEW BROOKLYN ROAD NE</p> <hr/> <p style="text-align: center;"><u>FOR CITY USE ONLY</u></p> <p>FILE NUMBER: _____</p> <p>PROJECT NUMBER: _____</p> <p>DATE RECEIVED: _____</p> <p>APPLICATION FEE: _____</p> <p>TREASURER'S RECEIPT NUMBER: _____</p>
<p>SUBMITTAL REQUIREMENTS</p>	
APPLICATION	<p><i>One original (which must contain an original signature) and two copies must be provided. Whenever possible, originals must be signed in blue. Please identify the original document.</i></p>
SUPPORTING DOCUMENTS	<p><i>One original (which must contain an original signature), where applicable, and two copies (if an original is not applicable, three copies must be provided).</i></p>
MAPS	<p>Site-specific applications must include vicinity maps.</p>
SUBMITTING APPLICATIONS	<p>Applications must be submitted in person by either the owner or the owner's designated agent. Should an agent submit the application, a notarized Owner/Agent Agreement must accompany the application (owner/app agreement attached). Please call (206) 780-3750 to make an appointment to submit your application.</p>
ATTACHED SUBMITTAL CHECKLIST	<p>Please refer to attached Submittal Fact Sheet for further information. NOTE: When submitting this application, please do not copy or include the Submittal Fact Sheet attached to the back of this application.</p>

Original

CITY OF BAINBRIDGE ISLAND
COMPREHENSIVE PLAN AMENDMENT APPLICATION
FORM MUST BE COMPLETED IN INK, PREFERABLY BLUE.
PENCIL WILL NOT BE ACCEPTED.



A. GENERAL INFORMATION

1. Name of property owner: Charles Scott Anderson and Vernon & Sue Anderson
Address: 127 Parfitt Way SW, Bainbridge Island, WA 98110
Phone: (206) 780-1755 Fax: (206) 842-8641
E-mail: scott@charlesandersonco.com
Name of property owner: _____
Address: _____
Phone: _____ Fax: _____
E-mail: _____

If the owner(s) of record as shown by the county assessor's office is (are) not the agent, the owner's (owners') signed and notarized authorization(s) must accompany this application.

2. Authorized Agent/Project Contact: Johnson Squared, Inc. – Devin Johnson
Address: 595 Madison Ave., Bainbridge Island, WA 98110
Phone: 206-84-9993 Fax: 206-842-9666
E-mail: devin@johnsonssquared.com

3. Does the amendment request concern a specific property (or properties)? ☒ YES ☐ NO
4. Does the request relate to a specific area of the island? ☒ YES ☐ NO (If yes, provide a description of the area or a map indicating the area.)
The specific area of the Island affected by this particular amendment is the property located on New Brooklyn Road NE in the Island Center area. See attached Map.
5. Does this proposal include an amendment to the Land Use Map of the Comprehensive Plan?
☒ YES ☐ NO If so, please describe:
The proposal is to change the Comprehensive Plan designation of the site from the current OS-R0.4 to Neighborhood Service Center (NSC) Zone.
6. If approved, would your Comprehensive Plan Amendment require a Rezone of your property?
☒ YES ☐ NO

**CITY OF BAINBRIDGE ISLAND
COMPREHENSIVE PLAN AMENDMENT APPLICATION
FORM MUST BE COMPLETED IN INK, PREFERABLY BLUE.
PENCIL WILL NOT BE ACCEPTED.**



7. Provide a reference to the element(s) of the Comprehensive Plan that is proposed for amendment and pages of the plan, if applicable.

Neighborhood Service Centers, Goal 1, NSC 1.3 Island Center (p. 24)

8. Provide proposed amendatory language.

NSC 1.3 Island Center

Re-zone the 10 acre parcel of land North of NE New Brooklyn Road and East of the current Island Center NSC Zone from R-0.4 to NSC, in order to provide opportunity for the Island Center area to grow as a vibrant community with coordinated and compatible uses in the Neighborhood Service Center.

9. Explain the reasons behind this amendment proposal.

Re-zoning this property to NSC would provide Island Center the opportunity to grow as a small-scale community center. The lot is currently undeveloped and, as currently zoned, probable to develop into four large residences spread out on the site. Such development would likely occur with no environmental restrictions, and would not enhance the Island Center community, or take advantage of the great potential of the site. This lot, if re-zoned as proposed, has the potential to provide cost-effective residential units and new space for commercial and retail uses not currently offered in the Island Center neighborhood, while maintaining the characteristics of the surrounding neighborhood and providing the public with areas of open space and trails.

Currently, all NSC zones in Island Center are fully developed and not likely to change. Most of these properties include automotive services and storage units. There are several nearby conditional commercial uses in residential zones, including Bainbridge Gardens, Kol Shalom Synagogue, a Cemetery, and a City of Bainbridge Island owned lot used as Temporary Storage.

New NSC space is necessary in Island Center in order to add vibrancy and economic diversity to the area, and to truly make this a neighborhood center. The re-zoned property could facilitate an example of smart growth and positive development on Bainbridge Island. Additionally, the inclusion of new commercial space would add jobs and support the local economy.

**CITY OF BAINBRIDGE ISLAND
COMPREHENSIVE PLAN AMENDMENT APPLICATION
FORM MUST BE COMPLETED IN INK, PREFERABLY BLUE.
PENCIL WILL NOT BE ACCEPTED.**



B. In order to assist the Planning Commission and the City Council in their selection of comprehensive plan amendments, please describe how your proposed amendment meets the following criteria.

1. The proposed amendment advances goals and policies of the Comprehensive Plan (please cite the goal or policy that supports the amendment):

Framework of the Plan (p. 5-9)

Bainbridge Island's Comprehensive Plan promotes urban growth, allowing 5% of growth in Neighborhood Service Center zones (FRW 1.3, p. 6). The proposal for additional NSC space in Island Center is necessary to accommodate this growth in an efficient and responsible manner. The subject lot, at the heart of Island Center, could provide for economic diversity, and opportunity for smart commercial and higher-density residential growth in the neighborhood.

General Land Use Goals (p. 9-12)

The Comprehensive Plan emphasizes that Neighborhood Service Centers "should be allowed to develop at slightly higher densities to reinforce roles as small-scale, community centers" (LU 1.3, p. 10) and that "The Neighborhood Service Centers should provide Island-wide small-scale commercial and service activity outside Winslow" (LU 2.2, p. 11).

The proposed re-zone of the subject property would create the opportunity for new small-scale commercial, community-oriented development in the Island Center area. The proposed higher density could instigate the growth of Island Center as a pedestrian-oriented, sustainably developed neighborhood center.

Neighborhood Service Center Goals (p. 23-25)

One of the primary Neighborhood Service Center Goals outlines in the Comprehensive Plan is to "encourage the development of Neighborhood Service Centers...as areas with small-scale, Island-wide commercial, mixed-use, and residential development outside Winslow" (Goal 1, p. 23)

The proposal would allow the addition of new commercial, mixed-use, and residential development, allowing for Neighborhood Service Center growth outside of Winslow. All of the current NSC zones in Island Center are fully developed and there are currently several nearby retail and services in conditional use R-2 zones. There is a need for new growth opportunities in Island Center in order to make it a vibrant community destination.



As the goal of Neighborhood Service Centers is to provide "a mix of neighborhood-scale businesses, public uses, and housing compatible with the scale and intensity of the surrounding residential neighborhood" (NSC 1.6, p. 24), the proposed re-zone offers the opportunity for new and desirable services in the area including retail space, office space, or other public services. The re-zoning of this lot could also provide for adequate parking to serve the area, and a neighborhood commons or meeting place (NSC 1.13, p. 25). Additionally, the inclusion of higher density housing, as allowed for in the NSC zone, would support these services and allow for successful pedestrian-oriented development. Future growth in a new Neighborhood Service Center zone would be of similar scale and compatible with neighboring businesses in existing NSC and R-2 zones.

Residential Open Space Goals (p. 28-34)

The Residential Open Space Goals aim to protect open space, critical and environmentally sensitive areas, and to provide public access to nature. The proposed new development would retain existing vegetated buffers (OS 1.4, p. 28), be sited in a responsive way to the natural landscape (OS 1.5, p. 28), and be sensitive to water and other natural resources.

If the site in question were to be re-zoned as proposed, the natural ravine area would be maintained in a native vegetated state, providing a potential buffer between commercial and residential development, and a quiet, natural area. Public access to this section of the site would be maintained, in addition to the inclusion of several other park-like areas and open spaces that could be integrated into the site. If the site were to remain in a R-0.4 zone, it is highly probable that the lot would be developed with 4 large houses on it, with minimal environmental and development restrictions. This development would unfortunately not likely respect the natural systems, resources, and present on site, and would be detrimental to

2. The proposed amendment is consistent with the goals and regulations of the Growth Management Act:

The proposed re-zone is consistent with the goals and regulations of the Washington Growth Management Act. This proposal especially meets the following goals.

1. Urban Growth: Encourage development in areas where adequate public facilities and services exist or can be provided in an efficient manner.

The proposal would encourage growth in an already developed Neighborhood Service Center area. Facilities are available and can be provided in this area.

CITY OF BAINBRIDGE ISLAND
COMPREHENSIVE PLAN AMENDMENT APPLICATION
FORM MUST BE COMPLETED IN INK, PREFERABLY BLUE.
PENCIL WILL NOT BE ACCEPTED.



2. Reduce Sprawl: Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.

The re-zone and subsequent development of this lot would promote a smarter, higher density development pattern on this lot. Although abutting a denser NSC area, the lot is currently zoned at a low-density and would likely be sub-divided and developed as low-density residential sprawl with no environmental restrictions.

3. Economic Development: Encourage economic development consistent with comprehensive plans, promote the expansion of existing businesses and recruitment of new businesses, and encourage growth in areas experiencing insufficient economic growth.

There is a need for new economic development in the Island Center area. By providing new NSC space in Island Center, it would encourage economic development by creating expansion opportunity for new and existing businesses, creating new jobs, keeping money local, and create a vibrant community center.

4. Open Space and Recreation: Retain open space, increase access to natural resource lands and water, and develop parks and recreation facilities.

As an NSC zone, this lot would be able to provide areas for public open space and maintain existing natural areas on site.

3. The relationship of the proposed amendment to other City codes and regulations:

The proposed amendment for the addition of Neighborhood Service Center area in Island Center meets the intention of current Bainbridge Island Codes and Regulations.

CITY OF BAINBRIDGE ISLAND
COMPREHENSIVE PLAN AMENDMENT APPLICATION
FORM MUST BE COMPLETED IN INK, PREFERABLY BLUE.
PENCIL WILL NOT BE ACCEPTED.



I hereby certify that I have read this application and know the same to be true and correct.

A handwritten signature in blue ink, appearing to read "Devin Johnson", written over a horizontal line.

*Signature of owner or authorized agent

6/22/15
Date

DEVIN JOHNSON

Please print name

*Signature of owner or authorized agent

Date

Please print name

**If signatory is not the owner of record, the attached "Owner/Agent Agreement" must be signed and notarized*

Owner/Agent Agreement

The undersigned is (are) the owner(s) of record of the property identified by the Kitsap County Assessor's account number 212502-2-014-2000, located at NEAR NEW BROOKLYN AND FLETCHER BAY, Bainbridge Island, Washington. The undersigned hereby gives (give) consent and approval to DEVIN JOHNSON OR CHARLES SCOT ANDERSON to act on his/her (their) behalf as his/her (their) agent to proceed with an application for (please check all items that apply): ☒ preapplication conference

☒ planning permits

☒ construction permits (i.e. building, water/sewer availability, right-of-way, etc)

on the property referenced herein. This agreement authorizes the agent to act on the owner's behalf for the above checked applications through (date or specific phase) JUNE 2017.

Vernon Anderson 6/3/15
OWNER OF RECORD DATE

Sue Anderson 6/3/15
OWNER OF RECORD DATE

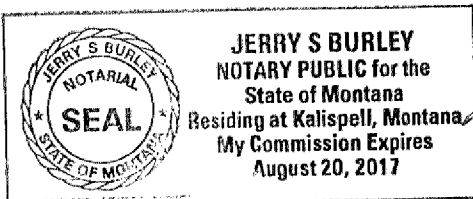
Montana
STATE OF ~~WASHINGTON~~)
Flathead) ss.
COUNTY OF ~~KITSAP~~)

On this 3rd day of June, 2015, before me, the undersigned, a Notary Public in and for the State of ~~Washington~~, duly commissioned and sworn, personally appeared:

Vernon and Sue Anderson

to me known as the individual(s) described in and who executed the foregoing instrument, and acknowledged to me that he/she/they signed and sealed the said instrument, as his/her/their free and voluntary act and deed for the uses and purposes therein mentioned, and on oath stated that he/she/they was (were) authorized to execute said instrument.

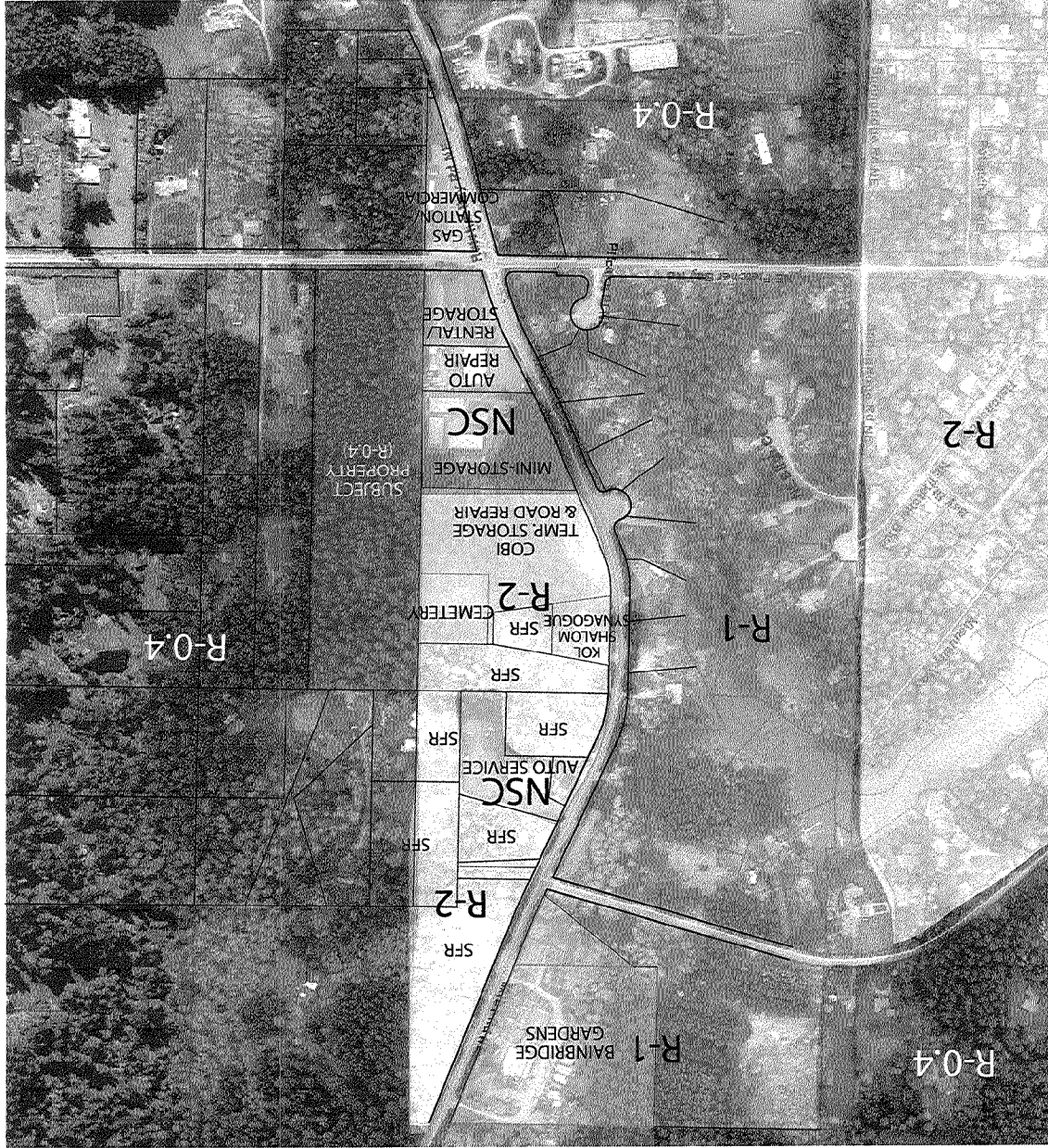
WITNESS MY HAND AND OFFICIAL SEAL, hereto affixed the day and year in this certificate above written.



Jerry S Burley
Notary Public in and for the State of ~~Washington~~ Montana

Residing at Kalispell

My appointment expires: 8/20/2017



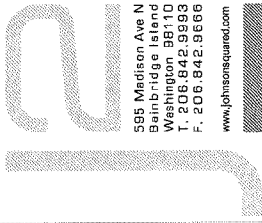
ZONING MAP

 NORTH

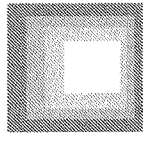
NOT TO SCALE

BAINBRIDGE ISLAND
JUN 22 2015
DEPT OF PLANNING &
CITY DEVELOPMENT

ISLAND CENTER RE-ZONE
ZONING MAP
MILLER ROAD & NEW BROOKLYN ROAD
BAINBRIDGE ISLAND, WA 98110
JUNE 11, 2015



505 Madison Ave N
Bainbridge Island
Washington 98110
T: 206.842.9993
F: 206.842.9666
www.johnsonsquared.com



**JOHNSON
SQUARED**
ARCHITECTURE + PLANNING

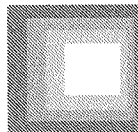
Building concept, design, graphics, and this document are the property of Johnson Squared Architecture and Planning until transferred by actual sale. All Rights Reserved. No other use of this plan shall be permitted without written consent from Johnson Squared Architecture and Planning.

ISLAND CENTER RE-ZONE
SITE PLAN

MILLER ROAD & NEW BROOKLYN ROAD
BAINBRIDGE ISLAND, WA 98110

JUNE 18, 2015

595 Madison Ave N
3einbridge Island
Washington 98110
T. 206.842.9993
F. 206.842.9666
www.johnsonsqared.com



**JOHNSON
SQUARED**
ARCHITECTURE + PLANNING

Building concept, design, graphics, and this document are the property of Johnson Squared Architecture and Planning unit. All Rights Reserved. And is solely to be used for the project stated. No other use of this plan shall be permitted without written consent from Johnson Squared Architecture and Planning. ©



SITE PLAN

$$|0\rangle = |00\rangle$$
